

Mapleton
 Name: SHEPARD, LEROY
 SHEPARD, ALICE

Valuation Report

08/01/2019
 Page 1
 001-025-002-A
 1611 MAIN ST

Account: 75 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 8,000 schedule

Zoning/Use Residential-Business
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 7C SHORELAND ZONE 0
 Exemption(s) 9 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
3.10	Acres-Unclassified Acreage	300.00	930	100%		930
10.00	Acres-Tillable 1	695.00	6,950	100%		6,950
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 23.10						Land Total 30,880

Dwelling Description

Replacement Cost New

Ranch	One Story	1,785 Sqft	Grade C 100	Base	126,421
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,500
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,800
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Above Average	Typical	135,221
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. % Func. % Econ. %			Value Rcnld
None			75% 100% 100%			

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	18	C 100	1,330	Avq+	75%	100%	100%	998
Wood Deck	1987	160	C 100	960	Avq-	63%	100%	100%	605
Fin Garage	1965	810	C 100	17,746	Avq+	75%	100%	100%	13,310
Frame Shed	1965	120	E 110	623	Avq.	65%	100%	100%	405
Canopy	1965	72	C 100	720	Avq+	75%	100%	100%	540
Concrete slab	1965	810	C 100	2,836	Avq.	65%	100%	100%	1,843
1,785 SFLA		Field1				Outbuilding Total			17,701

Acpt Land 30,900 **Accepted Bldg** 119,100 **Total** 150,000

Mapleton
 Name: SHEPARD, LEROY
 SHEPARD, ALICE
 Account: 75

Valuation Report

Map/Lot:
 Location:

08/01/2019
 Page 2
 001-025-002-A
 1611 MAIN ST

